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THE OFFICIAL PLAN  
OF THE  
RICHMOND HILL PLANNING AREA


**PROCTOR, REDFERN, BOUSFIELD & BACON**  
*Consulting Engineers and Town Planners*  
75 EGLINTON AVENUE EAST  
TORONTO 12, ONTARIO



THE OFFICIAL PLAN  
OF THE  
RICHMOND HILL PLANNING AREA

prepared for  
THE RICHMOND HILL PLANNING BOARD

by  
PROCTOR, REDFERN, BOUSFIELD & BACON,  
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75 Eglinton Avenue East,  
Toronto 12, Ontario.



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I hereby certify that the attached document is a  
true copy of The Official Plan of the Richmond Hill  
Planning Area , as approved by the Minister of  
Municipal Affairs on the 26th day of August, 1968.

.....

Secretary-Treasurer of the

Richmond Hill Planning Board.



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THE OFFICIAL PLAN  
OF THE  
RICHMOND HILL PLANNING AREA

The repeal of the Official Plan for the Richmond Hill Planning Area (approved by the Minister of Planning and Development on 16th November 1953 and subsequently amended), was recommended to the Council of the Town of Richmond Hill on.....

The attached schedules and explanatory text constituting the Official Plan for the Richmond Hill Planning Area was prepared by the Richmond Hill Planning Board and was recommended to the Council of the Town of Richmond Hill under the provisions of Section 10 of The Planning Act on .....

.....CORPORATE SEAL OF  
Chairman Secretary PLANNING BOARD

The Official Plan for the Richmond Hill Planning Area (approved by the Minister of the Department of Planning and Development on 16th November 1953 and subsequently amended), having been recommended for repeal by the Richmond Hill Planning Board, was repealed by By-law No.....in accordance with Section 14 of The Planning Act on .....

The Official Plan for the Richmond Hill Planning Area as recommended by the Richmond Hill Planning Board was adopted by the Corporation of the Town of Richmond Hill by By-law No..... in accordance with Section 11 of The Planning Act on.....

.....CORPORATE SEAL OF  
Mayor Clerk MUNICIPALITY

The application by the Town of Richmond Hill for the approval of repeal of the Official Plan for the Richmond Hill Planning Area (which was approved by the Minister of Planning and Development on 16th November 1953 and subsequently amended), is hereby approved in accordance with Section 14 of The Planning Act.

The Official Plan for the Richmond Hill Planning Area which has been recommended by the Richmond Hill Planning Board and adopted by the Council of the Town of Richmond Hill by By-law No..... on.....  
..... is hereby approved in accordance with Section 12 of The Planning Act as the Official Plan for the Richmond Hill Planning Area.

Date..... Minister of Municipal Affairs



BY-LAW NO.....

The Council of the Corporation of the Town of Richmond Hill in accordance with the provisions of The Planning Act hereby enacts as follows:

1. The Official Plan for the Richmond Hill Planning Area (approved by the Minister of the Department of Planning and Development on 16th November 1953 and subsequently amended), having been recommended for repeal by the Richmond Hill Planning Board, is hereby repealed.
2. The attached schedules and explanatory text constituting the Official Plan for the Richmond Hill Planning Area which has been recommended by the Richmond Hill Planning Board, is hereby adopted.
3. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for the approval of this repeal and the approval of the new Official Plan for the Richmond Hill Planning Area.

Signed.....

Clerk

Signed.....

Mayor

SEAL OF THE CORPORATION

Certified that the above is a true copy of By-law No..... as enacted and passed by the Council of the Town of Richmond Hill on.....

Signed.....

Clerk of Municipality



RESOLUTION OF THE RICHMOND HILL PLANNING BOARD

Moved by:

Seconded by:

Resolved that the attached Official Plan of the Richmond Hill Planning Area, which has been prepared by the Richmond Hill Planning Board, be recommended to the Council of the Town of Richmond Hill for adoption.

Date.....196 .

Carried

.....  
Chairman.





## THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

### PURPOSE

The Official Plan is a guide setting out public policies which regulate the development of the Richmond Hill Planning Area. The purpose of these policies is to organize the pattern of land use so that an attractive environment for living, playing and working may be created; a high standard of parks and schools will be provided to meet continuously rising demands for recreation and education; and a road network will be maintained to give ready communication between all parts of the planning area.

Moreover, the plan provides a common framework within which the provision of public works and the actions of local board and municipal departments will be co-ordinated so that the development of the planning area by both public and private interests may be phased according to the ability of the agencies concerned to finance and provide necessary services at the time they are required.



## SECTION 1      PLANNING DISTRICTS AND NEIGHBOURHOODS

In order to divide the Planning Area into discrete parts which form the basis for more detailed planning, a system of planning districts and neighbourhoods is adopted. This system is designed to secure the adequate geographic distribution of community facilities, to co-ordinate their provision, to provide a basis for a staging programme, and to create suitable areas for which more detailed secondary plans may be formulated.

- 1.1      The Richmond Hill Planning Area is divided into a system of discrete parts called "Planning Districts" as set out on Schedule A.
- 1.2      Each Planning District is divided into smaller parts called "Planning Neighbourhoods" as set out on Schedule A. Whenever the existing situation does not preclude it, each planning neighbourhood is of an approximate size and form that it may be served by a public elementary school.
- 1.3      In defining a neighbourhood the accessibility of the elementary school for the children is important and wherever feasible no neighbourhood may be cut by any dangerous hazard such as a major road or have any part more than half a mile walking distance from the elementary school.
- 1.4      The neighbourhoods in the Bathurst District are only partially formulated at this time. They are based on the eventual urbanization of the whole district as embodied in the concepts of the metropolitan plan but can only apply in this Plan to the area within the municipal boundaries.



# THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

## SCHEDULE A

### PLANNING DISTRICTS & NEIGHBOURHOODS

#### LEGEND

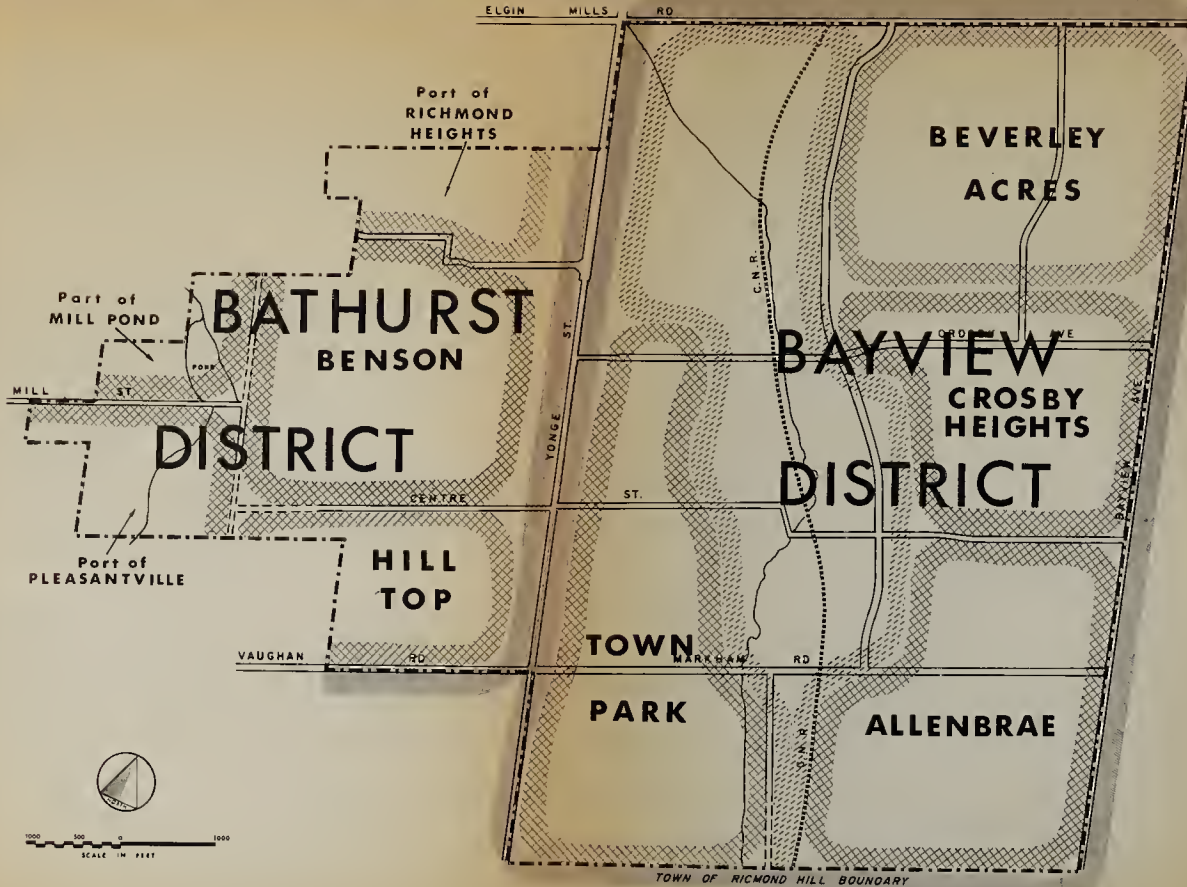
PLANNING DISTRICTS

PLANNING NEIGHBOURHOOD

INDUSTRIAL AREA

TOWNSHIP OF VAUGHAN

TOWNSHIP OF MARKHAM





## SECTION 2      LAND USE

To create an orderly economic and attractive pattern of land use, the Planning Area is divided into groups of complementary land uses, having related functions which should not ordinarily interfere with each other through smoke, noise, traffic or any other nuisance. The general pattern of these uses for the development of the planning area within its present boundaries is set out on Schedule B.

### The Central Area

2.1      This is the major retail and service centre for the Town of Richmond Hill and the trading area surrounding it. It is generally concentrated along Yonge Street between Markham Road and the Richmond Heights Shopping Centre. It shall generally be municipal policy to encourage the principal function of the Central Area as the retail and service centre, to further this policy the municipality shall:

2.1.1    limit the specific uses of land to those that further this policy, including retail commercial, offices, service commercial, institutional and other appropriate uses.

2.1.2    permit apartment buildings only if these will not interfere with the principal function of the area and furthermore that they are of a character which will enhance the urban and central quality of the area.

### Industrial Area

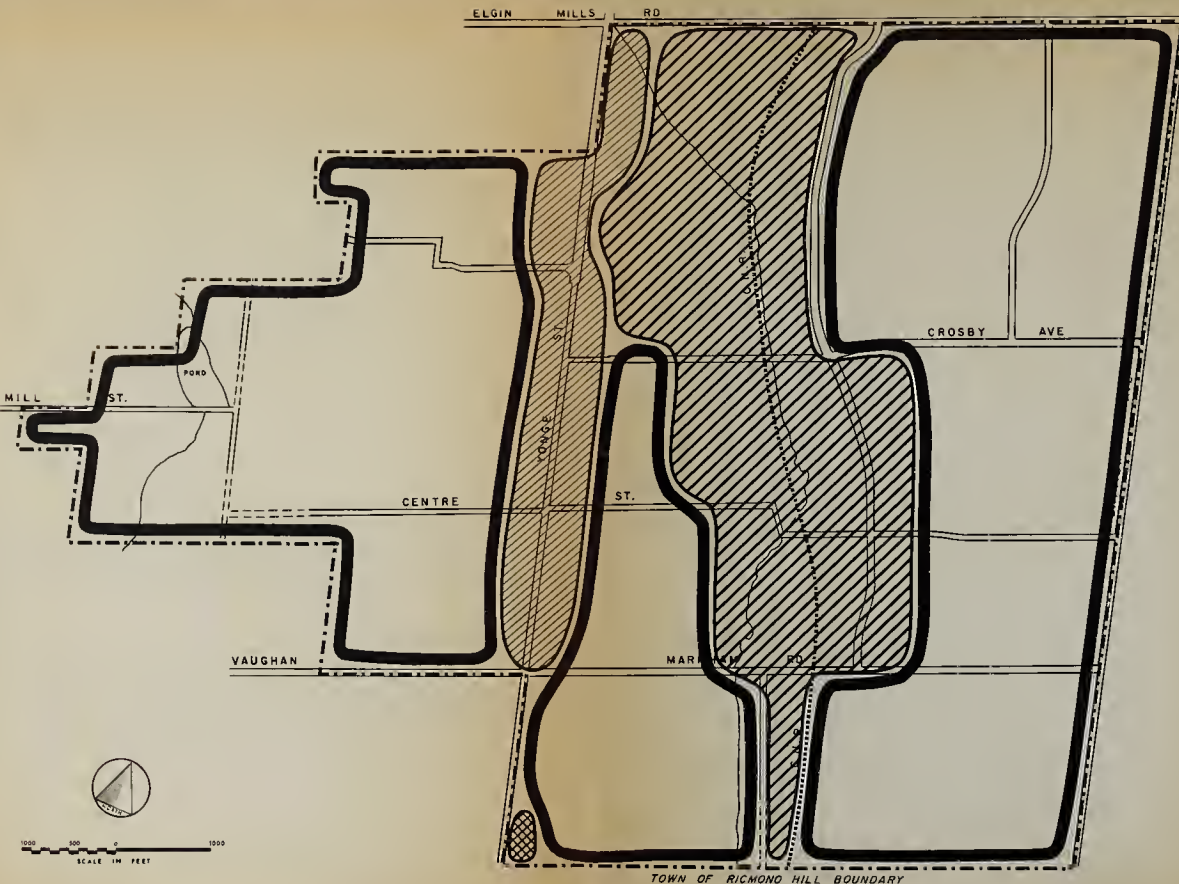
2.2      The Industrial Area is delineated to include all present industries and those other lands whose future function is considered most suitable as part of the industrial area. It shall generally be municipal policy to protect this area so that an optimum environment for industrial development shall be maintained, to further this policy the municipality shall:

2.2.1    generally limit the major uses of land to manufacturing, warehousing, storage or similar industrial or service industrial uses.





TOWNSHIP OF VAUGHAN



TOWNSHIP OF MARKHAM

# THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

## SCHEDULE B

### LAND USE PLAN

#### LEGEND



RESIDENTIAL NEIGHBOURHOOD USES



INDUSTRIAL AREA USES



CENTRAL AREA USES



HIGHWAY FRONTAGE USES

TOWN OF RICHMOND HILL BOUNDARY

PROCTOR, REDFERN, BOUSFIELD & BACON  
CONSULTING ENGINEERS & TOWN PLANNERS  
75 EGLINTON AVENUE EAST TORONTO 12 TELEPHONE 487-1071



2.2.2 Permit such ancillary uses as may be shown to both service the industrial area and to increase its attractiveness for industry, such uses may include:

- 2.2.2.1 commercial and service commercial operations such as banks, restaurants, garages, building material supplies, showrooms etc.
- 2.2.2.2 Residential uses for persons such as caretakers, watchmen, etc. whose job makes it desirable for them to live in this area.
- 2.2.2.3 Parks, landscaping and other open space to provide appropriate recreation opportunities for employees and to generally enhance the visual attractiveness of the area.
- 2.2.2.4 Other uses that can be demonstrated as necessary for the optimum functioning of an industrial area.

#### Residential Neighbourhoods

2.3 The bulk of the Planning Area is divided into a number of Residential Neighbourhoods. The purpose of these Neighbourhoods is to create an optimum environment for residential development and to protect the area for living purposes, to further this policy the municipality shall:

- 2.3.1 Generally limit the major use of land to residential dwellings, including single family and multiple family housing, row housing, maisonettes and apartments.
- 2.3.2 Permit such ancillary uses of land as may be necessary to service a residential area and to increase its attractiveness for residential purposes, such uses may include,



- 2.3.2.1 Appropriate commercial uses that are necessary to serve the more immediate needs of the inhabitants provided that these are either grouped together into local shopping centres and are constructed peripherally to the Neighbourhoods that they expect to serve, or where developed singly shall be limited in number and shall not detract from the surrounding area.
- 2.3.2.2 Institutional uses such as schools, churches, and other appropriate public buildings provided that the noise and traffic generation that these uses may give rise to is not excessive in relation to the predominant residential character of the area.
- 2.3.2.3 Parks and Open Space and any other use of land that can be demonstrated as being desirable to serve a Residential area and will not in any way detract from the full enjoyment of the area by the residents.

#### Highway Frontage

- 2.4 Certain areas fronting on major arterial roads are designated for those uses of land which are appropriate to the fringe of a highway by virtue of its accessibility, the value of land and conditions imposed by traffic considerations. To protect these areas and provide an optimum environment for this type of development, the municipality shall:
  - 2.4.1 Generally limit the major use of land to highway commercial uses such as gasoline service stations, new and used car sales establishments, motels, restaurants, and service commercial uses such as building, plumbing and electrical supply houses, lumber yards and showrooms.



- 2.4.2 Permit ancillary retail commercial uses and offices in small amounts provided it can be demonstrated that these will not **interfere** with, or detract from the activities of the major users.
- 2.4.3 Permit limited high rise apartment development provided that sufficient land is assembled to afford adequate protection from and to adjacent commercial uses.





### SECTION 3      HOUSING AND RESIDENTIAL ENVIRONMENT

In keeping with the general aim of the Plan to promote the amenity of the area, it shall be continuing municipal policy to encourage the development and maintenance of an efficient and pleasant environment for housing. While studies have indicated that no large redevelopment or rehabilitation problem exists, the municipality desires to maintain a high standard of housing by a continuing policy of housing conservation and the application of conservation measures wherever any substandard conditions are found to exist. In areas of new development the municipality will strive to realize a harmonious mixture of varying dwelling types and to prevent conflicts between those of differing density.

- 3.1      A wide variety of types of residential dwellings shall be permitted provided these conform to the policies below.
- 3.2      A high standard of housing shall be maintained through such means as are available and the physical deterioration of property, the overcrowding of dwellings and the accumulation of rubbish, lumber, derelict automobiles and other unsightly objects in the yards shall be prevented.
- 3.3      Where any individual property is found to be in a substandard condition the municipality may co-operate with the owner to alleviate the deficiencies.
- 3.4      In order to implement the policies in this part of the Plan, a Standards of Maintenance and Occupancy Bylaw may be passed as provided for in the Planning Act.
- 3.5      In new developments and in redevelopment residential types shall not be mixed indiscriminately but shall be so arranged that higher density developments will complement those of a lower density and prevent conflicts between them.



- 3.6 Apartment buildings, row houses, maisonettes and other multiple **family** accommodation containing ten or more units shall only be permitted,
  - 3.6.1 In proximity to the central area, or
  - 3.6.2 In proximity to shopping centres, or
  - 3.6.3 Adjacent to arterial roads, and
  - 3.6.4 Where it is previously established that the schools, parks, roads, sewers, watermains and all other municipal services are adequate, and
  - 3.6.5 Where it is previously established that the traffic generated can be safely handled by the road system and can be directed away from adjacent local streets.
- 3.7 Apartments of more than three stories shall be separated from adjacent dwellings by a distance sufficient to maintain the privacy, amenity and value of the surrounding property.
- 3.8 In the design of residential neighbourhoods emphasis shall be laid wherever feasible on the separation of pedestrian and vehicular traffic.



## SECTION 4      DENSITY CONTROL

Proposed schools, parks and other municipal services in this Plan are based on an expected population in each neighbourhood. Moreover the general objectives are to maintain the Town with a medium density residential environment. In order that the design capacities of the services shall not be exceeded and to maintain the residential environment as presently found, the density of new development and redevelopment shall be controlled.

- 4.1 The predicted population for each neighbourhood or part thereof, in the two planning districts is as follows:

Beverly Acres	5,500	Richmond Heights	1,300
Crosby Heights	2,900	Benson	2,800
Allenbrae	4,200	Hill Top	600
<u>Town Park</u>	<u>2,800</u>	Mill Pond	300
		<u>Pleasantville</u>	<u>600</u>
Bayview District	15,400		
		Bathurst District	5,600
Total	21,000		

- 4.2 In the development or redevelopment of any part of these neighbourhoods no residential units shall be permitted which would mean that these population figures would be substantially varied.
- 4.3 Plans of subdivision shall be judged on the basis of the proposed percentages of single family, row housing and apartments etc. and changes may be recommended in these percentages if it appears that the density of development might jeopardize the ultimate realization of the predicted neighbourhood population.
- 4.4 No proposed development may be permitted which would have the effect of pre-empting an unreasonable amount of the neighbourhood population before the density pattern of the neighbourhood becomes clear.



- 4.5 All development shall be judged from the point-of-view of obtaining an equitable distribution of population throughout the neighbourhood especially with regard to the policies expressed in paragraphs 3.6 and 3.7.
- 4.6 Where a development is proposed which would have the effect of substantially varying the predicted neighbourhood population this Plan may be amended to revise the population figure provided that it is first established that,
- 4.6.1 adequate provision to accommodate additional school children has been made,
  - 4.6.2 Any increased land for parks and open space can be provided according to the standards set out in paragraph 7.11, and provided Schedule C is amended to show the resulting state of affairs,
  - 4.6.3 Any resulting increase in traffic may be accommodated by the road system without causing congestion, increased accident hazard or increased nuisance to adjacent residential areas,
  - 4.6.4 the residential amenity set out in Sections 3 and 5 are maintained,
  - 4.6.5 adequate municipal services, especially sewage disposal facilities, water supply and storm drainage are available,
  - 4.6.6 the financial policies of Section 11 are observed.
- 4.7 The predicted population for the neighbourhoods in Bathurst District is based on the portions within the municipal boundary. Any adjustment of this boundary will be accompanied by an appropriate adjustment of the figures which will be made by amendment to this Plan.





## SECTION 5      AMENITY AND DESIGN

In order to enhance the amenity of the Town for urban living , it shall be general policy to improve the appearance and convenience of the area and to reduce levels of noise , pollution , conflict and other nuisances .

### Buffering

- 5.1 Adequate buffering shall be required between all uses of land where there may be a conflict such that one use will detract from the enjoyment and functioning of the adjoining use . Such buffering may include appropriate combinations of the following:
  - 5.1.1 Sufficient vegetation in the form of landscaped strips , rows of trees and bushes , and grassed areas .
  - 5.1.2 Architectural screening such as perforated or solid walls , fences , trellis work or other appropriate structures .
  - 5.1.3 Separation of uses by extra distances between them .

### Parking

- 5.2 Adequate parking shall be required in clearly defined areas for all uses of land . This shall include not only parking for owners , residents and employees but also for visitors , particularly in the case of apartments , and for customers . In normal circumstances the municipality will adhere to a high standard in determining what is adequate .

### Conflict of Uses

- 5.3 Special restrictions shall be required where residential uses adjoin Industrial , Commercial , Institutional and any other uses of land characterized by traffic generation , the use of trucks , goods handling , noise and fumes , congregations of people or other factors affecting residential amenity . Such special restrictions may include:



- 5.3.1 The prohibition of outside storage.
- 5.3.2 The prohibition of parking.
- 5.3.3 The prohibition of loading and unloading.
- 5.3.4 The stringent regulation of lighting and signs so that they are deflected away or shielded from the residential uses and do not affect the residential amenity.

#### Highway Restrictions

- 5.4 Special restrictions shall be required along arterial and other important roads and along railroads to afford adequate protection for residential neighbourhoods and where necessary to maintain circulation and traffic flow. These restrictions shall apply to lands adjacent to all railroads and adjacent to the roads indicated on Schedule D in Section 8. Such special restrictions may include:
  - 5.4.1 Extra setback requirements.
  - 5.4.2 Requirements for reversed frontages for low density residential developments.
  - 5.4.3 Restrictions on access to these roads from Commercial, Industrial, Institutional Uses and Multiple Family Development.
  - 5.4.4 Adequate buffering to screen residential development from the road or railroad, such buffering may include the measures in paragraph 5.1

#### Non-conforming Uses

- 5.5 Some existing uses of land will not meet all the policies set out in this Plan. This situation is recognized and notwithstanding these policies, such uses may be zoned in any restricted area by-law in accordance with their present circumstances, provided:



- 5.5.1 The zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent complying uses;
  - 5.5.2 They do not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or the traffic they generate.
  - 5.5.3 They do not pollute air and water to the extent of interfering with the ordinary enjoyment of property;
  - 5.5.4 They do not interfere with the desirable development, or enjoyment of the adjacent area;
  - 5.5.5 Where the use is discontinued any rezoning may only take place in accordance with the policies and intent of this plan;
  - 5.5.6 No new building or structure and no extension to any existing building or structure will be allowed to occur except by a specific rezoning by-law, at which time, regard will be had to the above policies.
- 5.6 Where an existing use in this respect does constitute a danger, give rise to pollution or interfere with development, it shall not be so zoned. Furthermore, the municipality will seek means to eliminate the use and may expropriate when sufficient funds are available or assist in whatever way possible in the relocation of the use.

#### Overhead Wires

- 5.7 It shall be a continuing policy that electrical power, telephone and other utilities and cables be placed underground.
- 5.7.1 In new developments this shall be required at the time of installation.
  - 5.7.2 In redevelopment this shall be required as far as is reasonably feasible having in mind the size of the redevelopment project, the scope of the work involved and the nature of cabling in adjacent areas.
  - 5.7.3 Where overhead wires exist in areas already developed and likely to remain stable in the foreseeable future, the municipality will encourage the burying of such wires when economically feasible and may,
    - 5.7.3.1 require this at the time major streets or drainage works are undertaken,
    - 5.7.3.2 contribute financial assistance towards the cost of necessary works.



Municipal Housekeeping

- 5.8 The municipality shall adopt policies to maintain a high standard of appearance of public buildings and other public facilities to the extent that finances permit.
- 5.8.1 All roads, sidewalks and curbs, storm drains and ditches, water and sewage works, and all other public works shall be maintained in good repair so that the maintenance of private property will be thereby encouraged. .
- 5.8.2 The position and design of all public signs shall be co-ordinated so that they form a harmonious part of a continuously improving street scene.
- 5.8.3 All new street furniture shall be chosen and placed so as to visually enhance the general appearance of the area. Present furniture that does not meet a high standard of design and appearance shall be progressively replaced.





## SECTION 6      THE CENTRAL AREA

It is the intention of the Town of Richmond Hill to encourage redevelopment in the Central Area. Such redevelopment can only occur through the joint action of both the Town and the private entrepreneur. The purpose of this section is to indicate the Town's readiness to contribute towards this redevelopment and to set out policies which will guide any individual efforts so that each may be co-ordinated to realize an attractive whole.

- 6.1      The present right-of-way of Yonge Street, 66', in the Central Area shall be maintained and no development shall be permitted to restrict this aim.
- 6.2      The general setback of buildings in the Central Area shall be nil; except that, to encourage variety in the downtown and to enhance the overall appearance, a variation in the building line may be permitted as follows:
  - 6.2.1      a building line of 10 feet provided this is maintained over a street distance of 40 feet, or
  - 6.2.2      a building line of 50 feet, provided that this is maintained over a street distance of no less than 100 feet.
- 6.3      No parking shall be permitted on Yonge Street in the Central Area when adequate off-street parking exists.
- 6.4      Adequate parking in clearly defined areas shall be required in accordance with paragraph 5.2. In the provision of this parking the following design principals shall be followed:
  - 6.4.1      In general, parking shall be provided behind or beside the stores, but where existing conditions preclude this, the parking may be provided in the same or in an adjacent block.
  - 6.4.2      The number of individual parking lots shall be kept small, in the order of two or three per block, depending on size.



- 6.4.3     Parking lots shall preferably be interconnected so that it will be possible to drive from one to another without going out to a road and without meeting a dead end.
- 6.4.4     Access points from Yonge Street shall be strictly limited to one or two per block depending on the size of the block.
- 6.4.5     In order to prevent dead ends in interconnected lots, limited access may also be provided from streets other than Yonge Street.
- 6.4.6     Access points shall be provided with at least one sidewalk and shall be designed to ensure that they are attractive elements in the street scene.
- 6.4.7     All buildings shall have rear access to parking lots for shoppers and visitors and stores will be encouraged to provide display windows at the back as well as the front.
- 6.5        In order to encourage the provision of downtown parking according to the principles set out above, the Town may purchase land for parking or for access thereto and may otherwise assist in the creation of a system of parking lots in any block(s) in the Central Area.
- 6.6        The Town will provide floral decoration and other elements of landscaping where feasible to enhance the appearance of the downtown provided that there is active public co-operation in respecting this amenity.



## SECTION 7      PARKS AND SCHOOLS

The general intent of the Parks and Schools Section of the Official Plan is to provide information on which decisions respecting the provision of schools, parkland and open space may be based so that these may have sufficient land according to the standards set out herein and be located so that all inhabitants have convenient access to recreation facilities and all children may attend school with a minimum exposure to the hazards of traffic. Moreover, it is the further intent of the Plan that the urban appearance be continually enhanced by the development of well designed schools and parks and by the provision of open space, landscaping and trees so that optimum conditions for education and recreation may be achieved.

### Schools

- 7.1      The provision of schools is based on the system of planning districts and neighbourhoods set out in Section 1.
- 7.2      The distribution of schools is set out on Schedule C and is structured as follows:
- Public elementary schools based on the neighbourhood,  
Senior elementary schools based on groups of neighbourhoods,  
Separate elementary schools based on groups of neighbourhoods,  
Secondary schools based on planning districts.
- 7.3      The provision of all new schools shall be according to the general locations indicated on Schedule C and the policies set out in this section.
- 7.4      All new elementary schools shall be located reasonably central to the area they serve but flexibility in their location will be exercised to meet other policies in the Plan regarding parks and for the otherwise desirable layout of residential areas, and the availability and costs of proper sites.
- 7.5      All new elementary schools shall be located in a manner which will minimize the necessity for children to cross major roads.





# THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

## SCHEDULE C PARKS & SCHOOLS PLAN

### LEGEND

#### SCHOOLS

	EXISTING	PROPOSED	TO BE ABANDONED
PUBLIC ELEMENTARY			
SEPARATE ELEMENTARY			
SECONDARY			

#### PARKS

#### NEIGHBOURHOOD REQUIREMENTS



#### DISTRICT REQUIREMENTS



STREAM VALLEYS WHERE PASSIVE OPEN SPACE

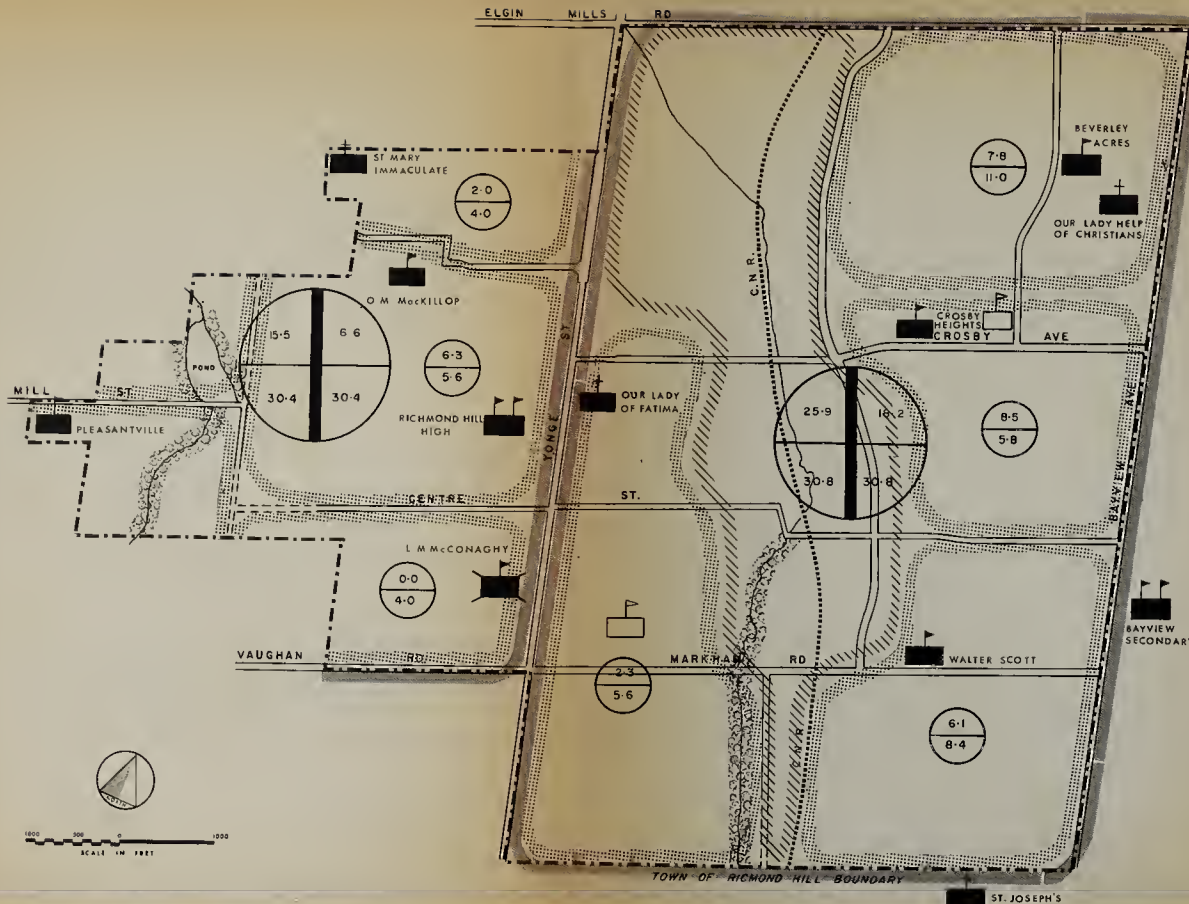
TO BE ABANDONED

PROCTOR, REDFERN, BOUSFIELD & BACON  
CONSULTING ENGINEERS & TOWN PLANNERS  
75 EGLINTON AVENUE EAST, TORONTO 13, CANADA  
TELEPHONE 487-1171

20 9 68 C-64226-3

TOWNSHIP OF VAUGHAN

TOWNSHIP OF MARKHAM







- 7.6 At the time any new school is established this shall be done in a manner that will facilitate the common integration of the school with a park and with any other public facilities that are appropriate.
- 7.7 In the acquisition of school sites and in determining the size of schools, the School Boards shall be guided by the predicted neighbourhood population as given in paragraph 4.1.
- 7.8 The public elementary school at Beverly Acres is presently over capacity and it is neither desirable nor feasible that the school be expanded. In view of this serious situation further residential development in any area served by this school shall be prohibited until the ratio of children to population declines sufficiently to relieve the pressure at the school and to permit the comfortable accommodation of children from new homes.

#### Parks

- 7.9 The provision of parks is based on the system of planning districts and neighbourhoods set out in Section 1.
- 7.10 In general, two aspects of parkland are considered in this Plan, that of active parks and that of passive open space, the application of these is as follows:
- 7.10.1 Passive open space is a general term including gardens, lawns, woods and wilderness provided as part of a park or conservation area.
- 7.10.2 Active parks, which are both neighbourhood and district, are primarily to provide the public with active recreation facilities, both indoor and outdoor, including children's swings and slides, space for ball games, swimming pools, arenas and adult facilities, etc. They may also contain passive open space.



- 7.11 The determination of the amount, location and size of active parks and passive open space shall be governed by the following general standards:

Neighbourhood Park	2.0 acres per 1000 population
District Park	2.0 acres per 1000 population
Passive Open Space	2.0 acres per 1000 population
Total	6.0 acres per 1000 population

- 7.12 Within the framework of these standards the objectives of this Plan are to provide parks and open space, as indicated on Schedule C as follows:

- 7.12.1 A neighbourhood park containing recreation facilities primarily for pre-school and elementary school children shall be provided to serve each residential neighbourhood.
- 7.12.2 A district park containing recreation facilities primarily for teen-age children and adults shall be provided to serve each planning district.
- 7.12.3 Passive open space shall be provided along major stream valleys as shown on Schedule C and where these lands are in private ownership the Town may,
- 7.12.3.1 Zone these lands in a holding zone category so that the open space character may be temporarily maintained.
- 7.12.3.2 Offer to purchase these lands or negotiate with an appropriate public agency for their purchase if development proposals are made.
- 7.12.3.3 Where their purchase cannot be effected the lands may be rezoned to permit development where there is no hazard from flooding or subsidence.



- 7.12.4 Any of the park and open space types set out herein may be combined, provided that steps are first taken, to minimize any conflicts, such as those arising between the recreation needs of different age groups.
- 7.13 The implementation of these policies and the application of the standards may be considered as flexible provided that the principles of adequacy, accessibility and coverage are maintained, and that a total of 6.0 acres of open space per 1000 people is not widely varied.
- 7.14 In any park, the areas not required for active recreation purposes shall be landscaped in a manner that will increase the overall attractiveness of the park.
- 7.15 At the time any new park is established this shall be done in a manner that will facilitate the common integration of the park with a school and with any other public facilities that are appropriate.
- 7.16 Where there is an existing deficiency of parks and recreation facilities and where this deficiency is difficult to remedy, passive open space may be provided until redevelopment can permit the parks to be brought up to standard.
- 7.17 In any comprehensive redevelopment appropriate parks and recreation facilities shall be established.
- 7.18 In all parts of the Town, land that is not suitable for any urban purpose shall be preserved in an attractive manner as open space.
- 7.19 Any area of special scenic or natural interest shall be preserved as open space.
- 7.20 Land that is already in public ownership shall be developed and maintained in an attractive manner for open space unless its use for other public purposes precludes this.



- 7.21 In developed areas where land lies vacant for an extended period of time, including land used for parking lots, appropriate steps shall be taken to have the land planted and landscaped in sufficient amount to enhance its appearance and to prevent the creation of unattractive scarss

#### Tree Planting

- 7.22 The municipality shall generally engage in a program of tree planting and tree preservation so that all areas are provided with a sufficient number of trees to maintain a high standard of amenity and appearance.
- 7.23 In all public works no trees may be destroyed unnecessarily and trees that must be destroyed to effect the works shall be replaced by other trees in sufficient number to enhance the appearance of the public works at the time they are completed.
- 7.24 When considering a plan of subdivision referred by the Minister, the municipality shall request that the subdivider enter into an agreement whereby,
- 7.24.1 Only such trees as directly impede the construction of buildings and services may be destroyed and where any trees must be so destroyed the subdivider shall replace them in reasonable amount by trees of sufficient maturity to enhance the appearance of the subdivision at the time it is completed.
  - 7.24.2 A minimum number of trees per lot shall be provided regardless of the state of the area prior to being subdivided.
  - 7.24.3 Only such topographical modifications as are directly necessary for the construction of buildings and services may be carried out so that as much topographical variation as possible is maintained to enhance the appearance of the subdivision. However, nothing shall prevent the moving of earth and rock as a necessary part of any landscaping.





Acquisition of Land

- 7.25 Land and funds obtained through the 5% provision of The Planning Act shall be used for the acquisition of neighbourhood parks and open space.
- 7.26 Where the drainage of a subdivision is to be by open watercourse the land necessary for drainage purposes shall not be acceptable as part of the 5% dedication under The Planning Act. Such watercourses shall be wide enough to allow for the drainage channel with adequate space provided for maintenance and required landscaping and shall be integrated with the open space system of the neighbourhood to form pedestrian walkways and other passive open space.
- 7.27 All lands dedicated under the 5% provision of The Planning Act and any other dedication of land shall be adequately drained and handed over in a condition that is satisfactory to the municipality.



## SECTION 8      ROADS

To provide for the organized circulation of traffic and to minimize congestion and interference to the flow of traffic, the roads in the area are classified according to their principal function. The roads plan is designed to complement the system of neighbourhoods set out in Section 1, and whenever possible major roads and collector roads will not split these neighbourhoods.

8.1 All roads within the area shall be classified as Arterial Roads or Local Access Roads. Arterials are indicated on Schedule D, all other roads will be Local Access.

8.2 The general standards for right-of-way widths shall be,

Arterial Roads    -    86 to 120 feet  
Local Access Roads    -    66 feet

However, the minimum requirement may be reduced to meet conditions imposed by existing development where it would be impractical to secure additional land, more particularly,

8.2.1 The minimum right-of-way on Yonge Street shall be 66 feet from the intersection of Vaughan and Markham Roads to Leventdale Road.

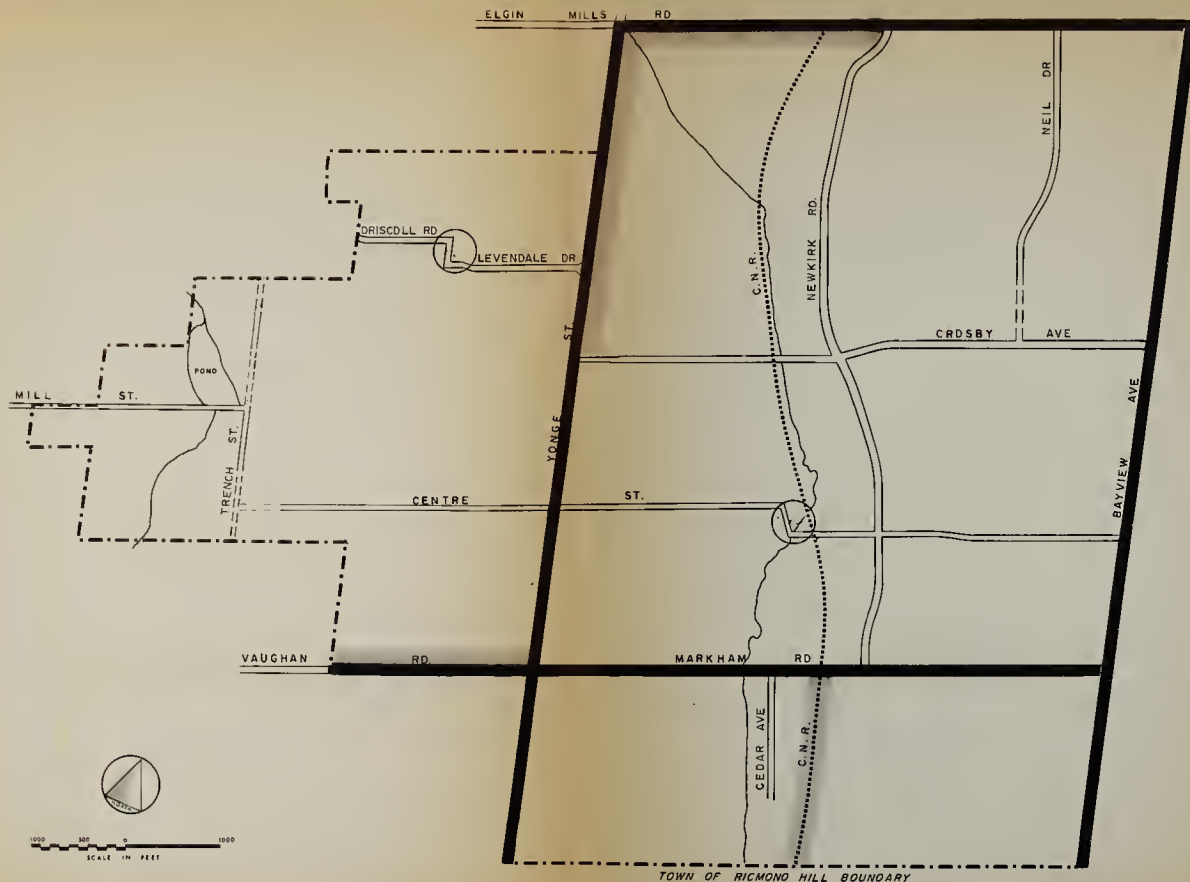
8.3 All arterial roads shall be through roads except where they intersect other arterials and lights or stop signs are necessary.

8.4 Arterials and other roads carrying a heavy volume of traffic shall be maintained in first class condition and priority shall be given to any repairs on them so that the optimum flow of traffic may be maintained.

8.5 All new roads shall be provided with curbs and covered storm water drains, and in addition, new roads in residential and commercial areas shall be provided with a sidewalk.



TOWNSHIP OF VAUGHAN



# THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

## SCHEDULE D ROADS PLAN

TOWNSHIP OF MARKHAM

### LEGEND



EXISTING ARTERIALS



PROPOSED INTERSECTION OR  
ALIGNMENT IMPROVEMENTS

ROAD & RAIL FRONTAGE WHERE  
ACCESS OR DEVELOPMENT RESTRICTIONS  
MAY BE REQUIRED



- 8.6 It shall be continuing municipal policy that all existing roads be brought up to the standard indicated in paragraph 8.5. However, it is recognized that due to the expense this may not be achieved for many years. In the meantime, priority will be given to those areas where the residents indicate that they are prepared to assist the municipality through the application of the Local Improvement Act.
- 8.7 When traffic volumes increase at any intersection to such an extent that the proper handling of vehicles requires the realignment of the road(s) or the provision of facilities to rectify the situation, such improvements shall be made. Should the intersection at Driscoll Road and Levendale Drive necessitate an alignment improvement every effort will be made to minimize the effect of the dangers inherent in such an improvement with regard to the children attending MacKillop School.
- 8.8 For the fringes of arterial roads as indicated on Schedule D, the provisions set out in paragraph 5.4 herein shall apply.





SECTION 9      INTERIM DEVELOPMENT POLICY

The financial situation in the Town of Richmond Hill is such that there is an urgent need for additional industrial and commercial assessment. It is of prime importance that the Town conserve the capacity in the existing sewage treatment plant to accommodate appropriate industrial and commercial developments. Until new sewage disposal capacity is available the following policies are adopted for this purpose so that the maximum possibilities for industrial and commercial development are maintained.

- 9.1      Until new sewage treatment capacity becomes available, the Town will not encourage plans of subdivision within the Town for residential purposes other than those associated with a necessary public service.
- 9.2      A very limited number of consents to sever land for residential purposes will be permitted as follows:
  - 9.2.1    Where the lot is to be conveyed to a member of the applicant's own family, and
  - 9.2.2    Where it can be conclusively shown that no adverse effects will be experienced on the available sewage capacity or on the Town's financial position, and
  - 9.2.3    Where the number of lots to be created does not exceed a maximum of three, and
  - 9.2.4    Where such severance is permitted once only to each applicant.
- 9.3      When new sewage treatment capacity becomes available, these policies will be revised and the Plan amended to permit further residential development.



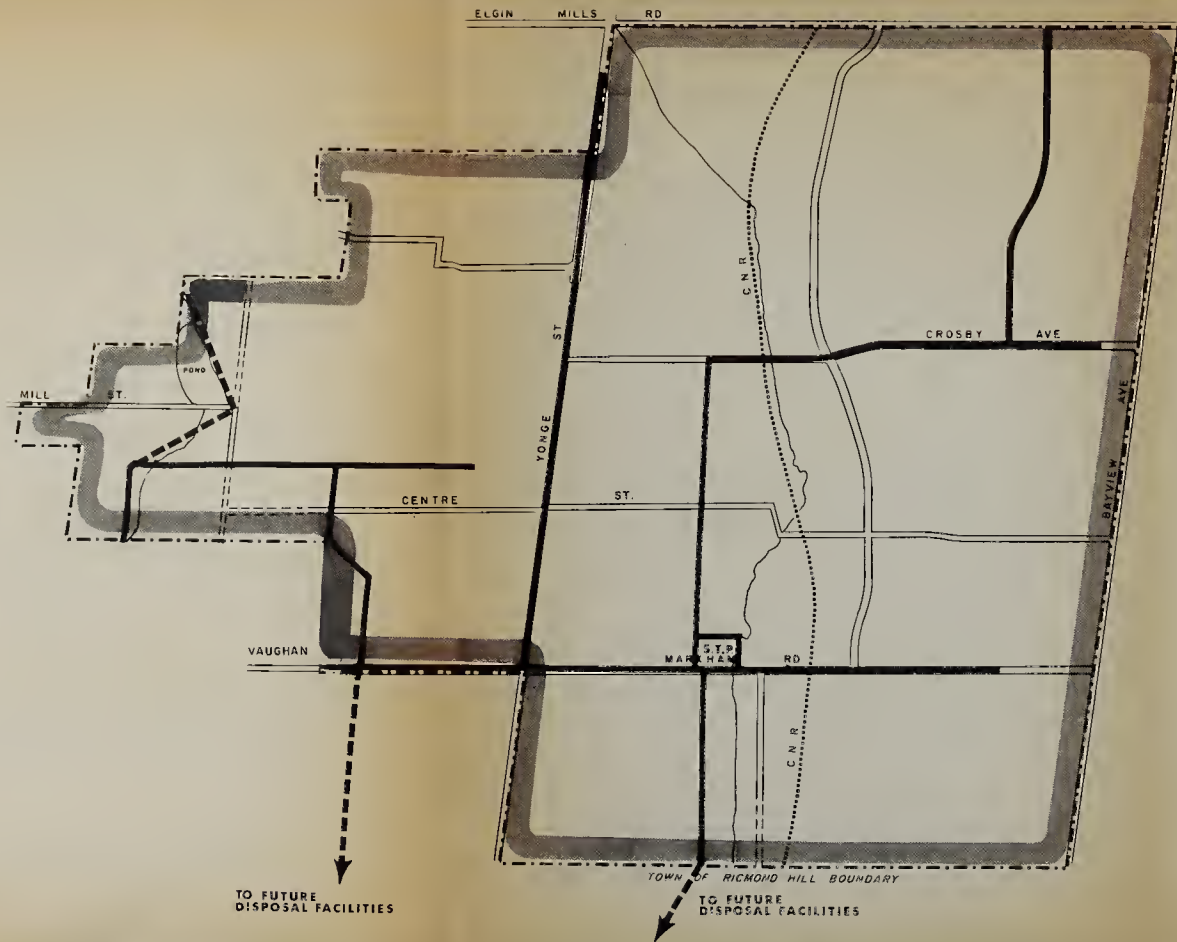
SECTION 10      SERVICES

While the present lack of sewage treatment capacity imposes restraints on development, it is necessary to prepare for future development when the present problems have been solved. In the interim and in the future, it is the general intent of the Plan that all parts of the area affected are served with a high standard of municipal services including storm drainage, water supply and sanitary sewers.

- 10.1 All development and redevelopment shall be provided with municipal water supply, sanitary and storm sewers connected to a municipal disposal system.
- 10.2 The disposal of storm water and sanitary sewage shall be through two systems completely separated from each other.
- 10.3 The design and construction of all municipal services shall have sufficient depth and capacity to serve all areas which may be ultimately connected to that part of the system.
- 10.4 Municipal services may be installed by private developers provided that such installation is in accordance with a subdivision agreement or a development agreement between the developer and the Municipality. This agreement shall contain such standard requirements about necessary works, construction standards, completion dates and so forth, and any other special provisions as are deemed necessary by the Council.
- 10.5 All development shall be such as to conform to the pattern of servicing set out on Schedule E.



TOWNSHIP OF VAUGHAN



# THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

## SCHEDULE E SERVICING PLAN

### LEGEND

EXISTING

PROPOSED



TRUNK SEWERS



EXISTING SEWAGE TREATMENT PLANT



STAGE BOUNDARY





SECTION 11      FINANCES

At the present time the Town of Richmond Hill has an assessment ratio of 75% Residential to 25% Industrial and Commercial. The result of this is that the income derived from taxes on industrial and commercial property is not sufficient to offset the cost of provision of municipal services since the taxes from residential property are not great enough to meet the demands being made upon them. Two courses are open in this situation; to raise the level of taxation or to raise the proportion contributed by industrial and commercial property. Since it is the desire of Council to hold the tax rate at as low a level as is feasible, the second alternative has been adopted in this Plan and in order to raise the proportion of non-residential assessment the following policies are made part of the Plan:

- 11.1      Notwithstanding any other policy in this Section any industrial and commercial development may be permitted providing it complies with all other policies in the Plan.
- 11.2      Notwithstanding any other policy in this Section any development consisting solely of bachelor or one bedroom apartments may be permitted providing it complies with all other policies in the Plan.
- 11.3      All residential development other than apartments as set out in paragraph 11.2 shall only be permitted where the developer concerned is instrumental in bringing into the Town industrial or commercial structures, or both, which will offset, in terms of their assessment, the cost of public services that will be incurred by the residential development.
- 11.4      The ratio of industrial or commercial assessment to residential assessment that will be required will be determined by Council from time to time.
- 11.5      The ratio of the assessment may be varied according to the assessed value of the residential development proposed but in all cases it shall be such as to continually improve the overall ratio for the municipality as a whole.





- 11.6 All apartment buildings shall be defined as a class which imposes a heavy load upon the sewage disposal, storm drainage and water supply facilities and special charges shall be imposed pursuant to the Municipal Act upon the owners of such buildings to help defray the costs of the additional capacity needed for these services.
- 11.7 Additional financial policies may be added to this Plan by amendment as further studies are undertaken or as the Town's financial circumstances change.



## SECTION 12      ADMINISTRATION

The Plan shall generally be implemented through powers given to municipalities and local boards by The Planning Act, the Municipal Act and other applicable Statutes of the Province of Ontario.

- 12.1 It is intended that Zoning By-laws shall be passed establishing zones for the development, or temporary holding prior to development, or redevelopment, of the whole of the Planning Area.
- 12.2 Holding zones may be established for any areas of changing land use and notwithstanding the Plan designation on Schedule B, may reflect existing uses of land in precise terms until such time as firm development or redevelopment proposals are made. At this time amendments to the zoning to implement such proposals may only be made in conformity with this Plan.
- 12.3 Where in the formulation of Zoning or other by-laws or in the carrying out of public works, the general policies set out in this Plan need to be clarified or amplified in greater detail, secondary plans may be drawn up to facilitate the implementation of the Plan and may be incorporated into the Plan by Amendment.
- 12.4 In particular, a secondary plan may be drawn up for any block or suitable part of a block fronting on Yonge Street, or a planning district, a neighbourhood or for any other suitable area.
- 12.5 For the administration and implementation of this Plan, the activities of the Council, all local boards and other affected public agencies shall be co-ordinated, and
  - 12.5.1 Unless special circumstances prevail which would make alternative arrangements expedient, the Planning Board shall be the principal co-ordinating agency.
  - 12.5.2 The Board of Parks Management, the Richmond Hill Public School Board, the Richmond Hill Separate School Board and the York Central District High School Board shall co-operate for the purpose of achieving the co-ordination of parks and schools set out in Section 7.



- 12.6 The intent of this Plan shall in all cases be considered flexible and no strict interpretation of any boundary line or any figure is intended. Appropriate variations may be made in those cases where they are deemed to be necessary for the desirable development of the area.
- 12.7 This Plan has been formulated on the assumption that it will be reviewed at approximate 5 year intervals. Elements of the Plan may be reviewed at more frequent intervals as appropriate.
- 12.8 The Town will give very careful attention to proposed developments in adjacent areas and will object to any that would appear to prejudice the sound planning of the whole area as set out in the Appendix to this Plan.
- 12.9 No major or significant development proposal shall be processed unless it is based on an overall study of a larger area which would demonstrate that the project is in line with the Plan's policy.
- 12.10 Ancillary and other secondary uses such as those expressed in subsections (Central Area) 2.1.2, (Industrial Area) 2.2.2.1, 2.2.2.4 (Residential Neighbourhood) 2.3.2.1, (Highway Frontage) 2.4.3, shall only be permitted by individual rezoning applications.



## APPENDIX





## APPENDIX

During the course of the studies undertaken for this Official Plan, it became apparent that there was no reasonable way in which the west side of the Town could be planned within the existing municipal boundary. This boundary cuts across all logical units for neighbourhoods and is in no way matched by roads, topography or possible servicing patterns. To accommodate an appropriate pattern of development, it is necessary to take a planning boundary along Bathurst Street, Elgin Mills Road and Vaughan Road so that this area may form one discrete planning district.

Since the provisions of the Planning Act restrict the Official Plan to a specific planning area, in this case the Town of Richmond Hill, it is not possible to show in the Plan itself the development pattern outside of the boundary which is the counterpart of that shown within the boundary. However, this area as shown by the proposed Official Plan of the Metropolitan Toronto Planning Area, will eventually be urbanized and it is imperative to show a pattern for the development of the whole area at this time. To do this, the Schedules in the Official Plan were originally worked out on the basis of the whole area referred to in this Appendix and are included here for the information of all those interested in the future development of this area.

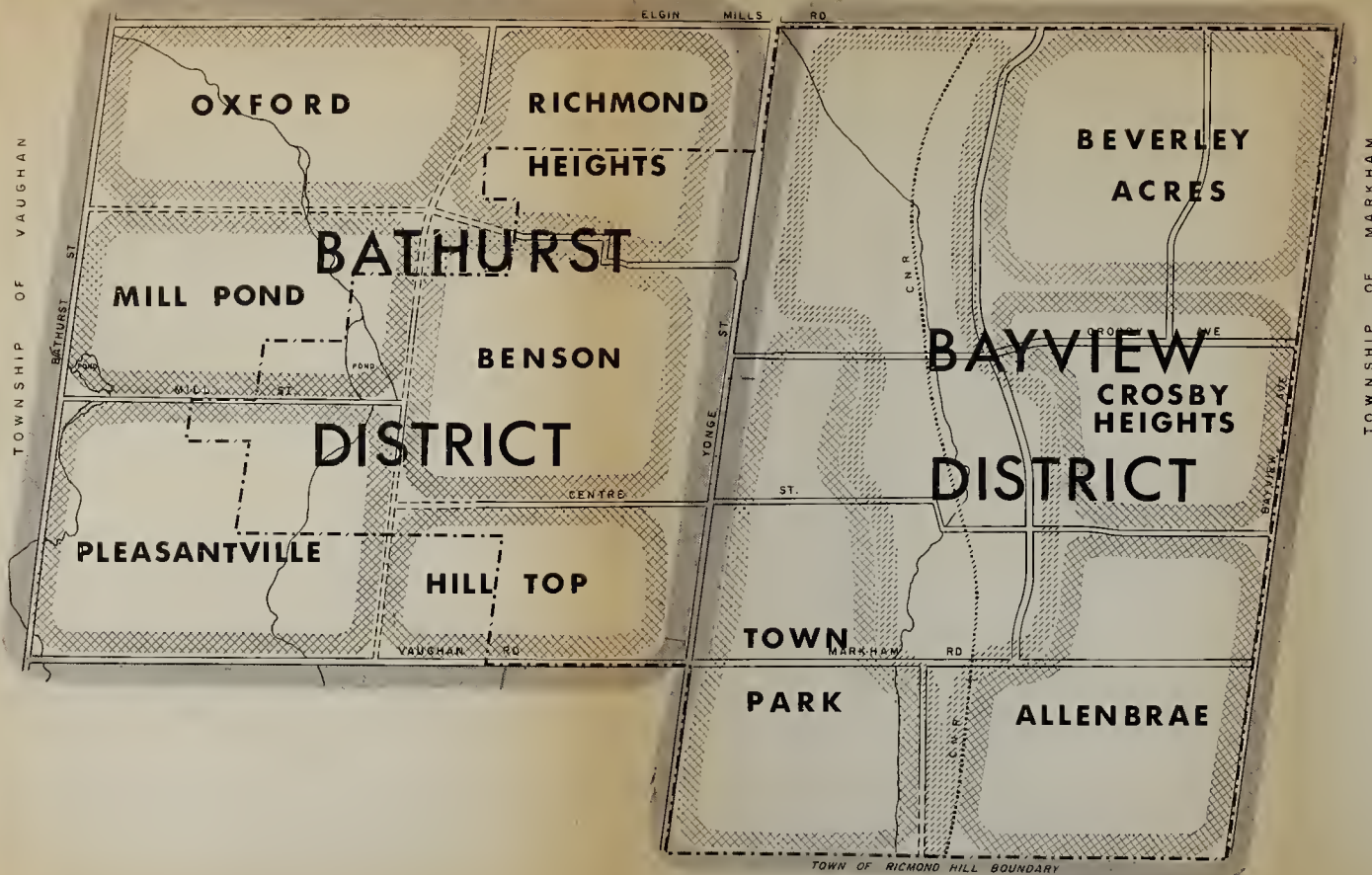
The policies in the Plan could apply to this area without ~~significant modification~~ except for the proposed staging program which is only of real significance outside the Town boundary. In this latter case the map is more or less self evident with the three stages being based on the existing trunk sewers and on the provision of future trunk sewers that are expected to be connected to future disposal facilities to the south of the Town.

Stage 1 consists of the area that can be served by the existing sewage disposal system of the Town, Stage 2 consists of the remaining parts of Hill Top and Pleasantville Neighbourhoods, and Stage 3 consists of Oxford Neighbourhood and the remaining parts of Mill Pond, Richmond Heights and Benson Neighbourhoods. Stage 2 is based on a new trunk sewer and part of the existing system being connected to new disposal facilities and Stage 3 is based on the further extension of the new system into the north-west part of Bathurst District.



The District and Neighbourhood Plan, the Parks and Schools Plan and the Land Use and Roads Plans are simply logical extensions of the Schedules in the Official Plan as they would apply to the whole area. An existing land use map is also included here to show the present state of affairs in the area.





# LEGEND

PLANNING DISTRICTS

PLANNING NEIGHBOURHOOD

INDUSTRIAL AREA



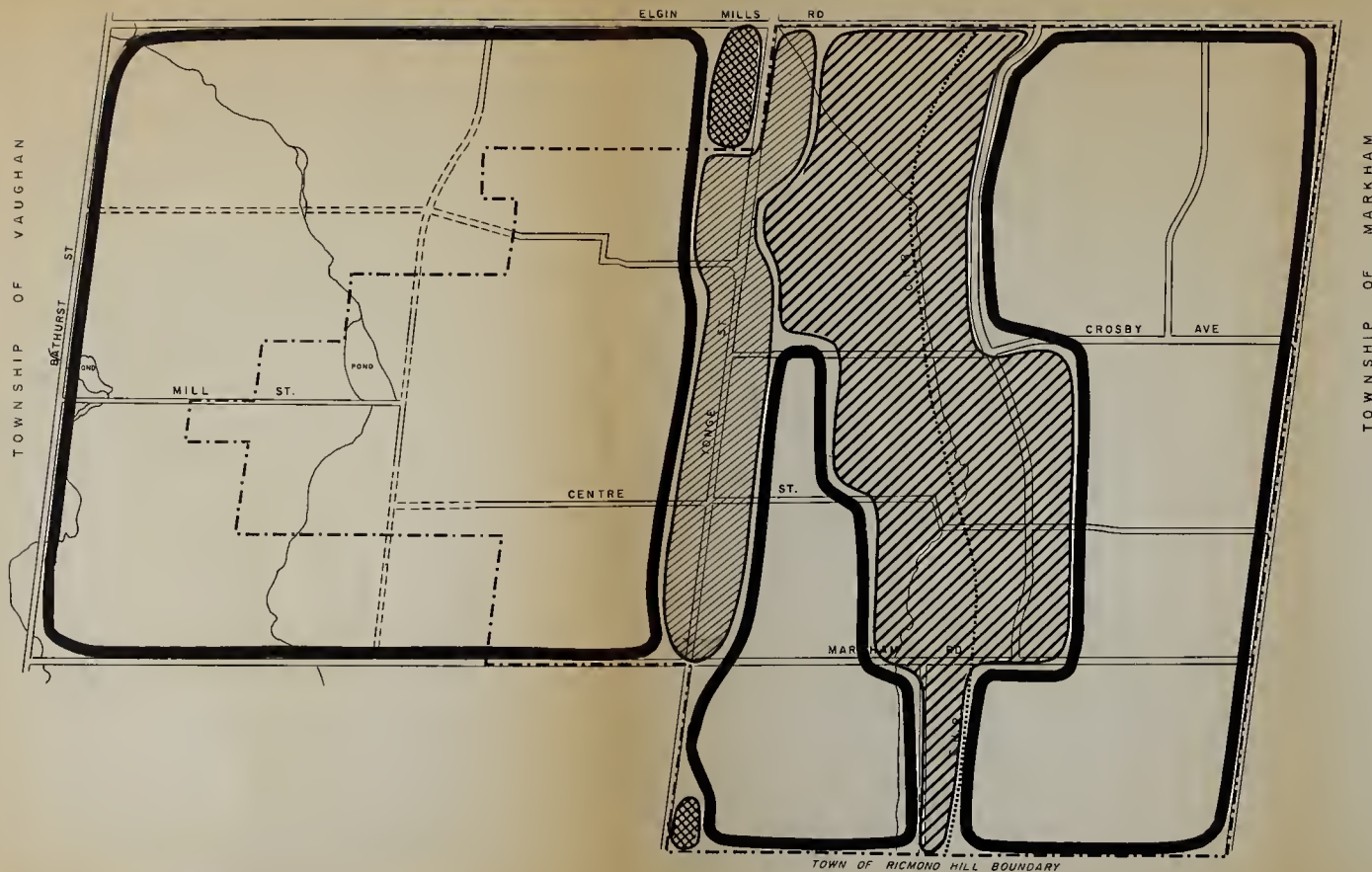
THE OFFICIAL PLAN OF THE  
RICHMOND HILL PLANNING AREA  
APPENDIX MAP No. 1  
PLANNING DISTRICTS  
& NEIGHBOURHOODS

PROCTOR, REDFERN, BOUSFIELD & BACON  
CONSULTING ENGINEERS & TOWN PLANNERS  
75 EGLINTON AVENUE EAST TORONTO 12 TELEPHONE 467-1171

DATE	APPROVED	DATE	DRAWING NUMBER
			C-64226-A1







# LEGEND



RESIDENTIAL NEIGHBOURHOODS



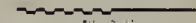
INDUSTRIAL AREA



CENTRAL AREA



HIGHWAY FRONTAGE AREA



THE OFFICIAL PLAN OF THE  
RICHMOND HILL PLANNING AREA

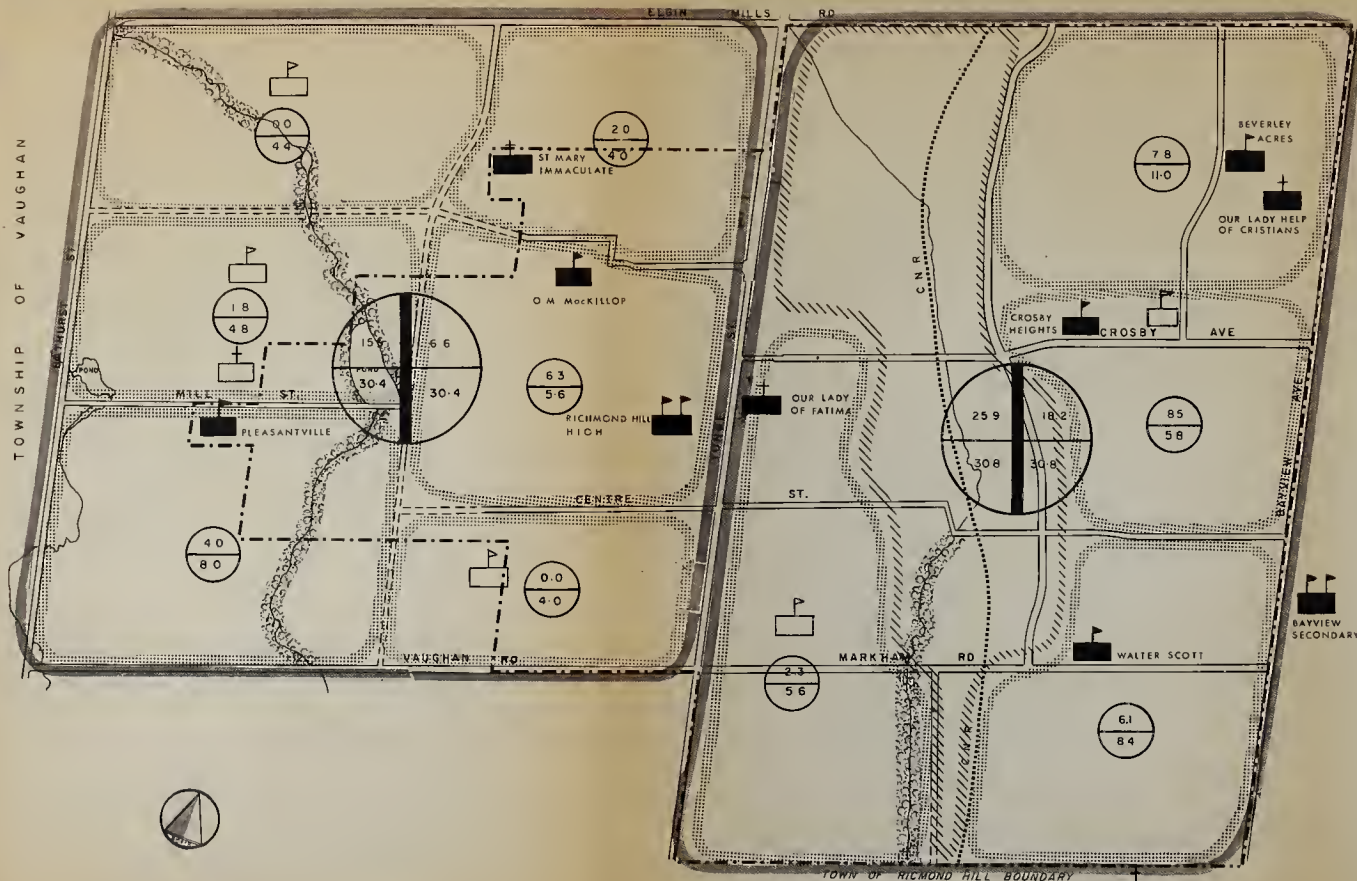
APPENDIX MAP No 2  
LAND USE

PROCTOR, REDFERN, BOUSFIELD & BACON  
CONSULTING ENGINEERS & TOWN PLANNERS  
75 EGLINTON AVENUE EAST TORONTO 12 TELEPHONE 467-1171

PREPARED	APPROVED	DATE	DRAWING NUMBER
			C-64226-A2







# LEGEND

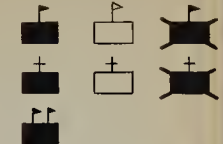
## SCHOOLS

PUBLIC ELEMENTARY

SEPARATE ELEMENTARY

SECONDARY

EXISTING PROPOSED TO BE ABANDONED



## PARKS

### NEIGHBOURHOOD REQUIREMENTS



### DISTRICT REQUIREMENTS



STREAM VALLEYS WHERE PASSIVE OPEN SPACE WILL BE REQUIRED

THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

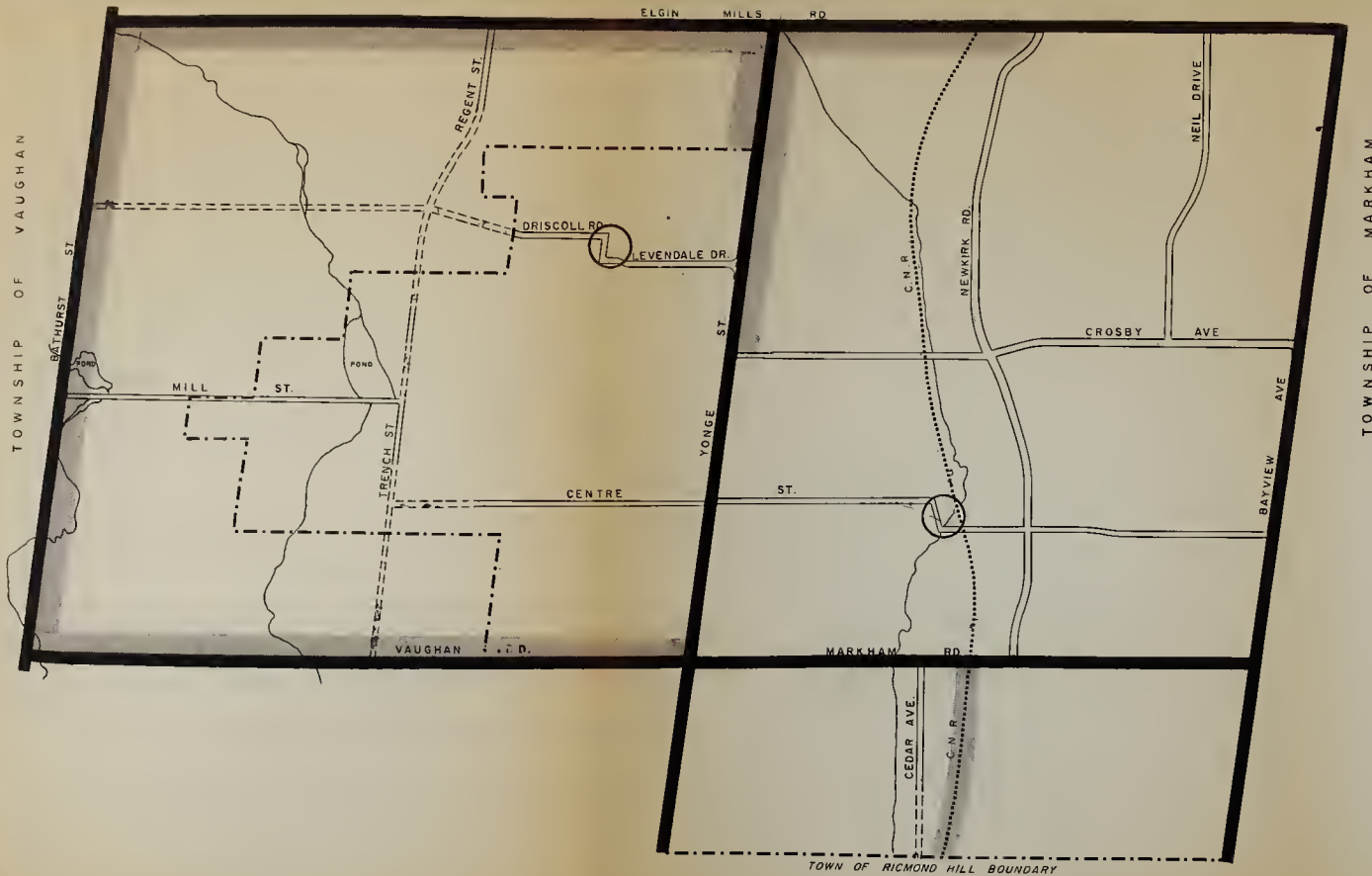
APPENDIX MAP No 3  
PARKS & SCHOOLS

PROCTOR, REDFERN, BOUSFIELD & BACON  
CONSULTING ENGINEERS & TOWN PLANNERS  
75 EGLINTON AVENUE EAST TORONTO 12 TELEPHONE (416) 717-1171

DATE	REVISION	DATE	REVISION

C-64226-A3





# LEGEND

- EXISTING ARTERIALS
- PROPOSED INTERSECTION OR ALIGNMENT IMPROVEMENTS
- ROAD & RAIL FRONTAGE WHERE ACCESS OR DEVELOPMENT RESTRICTIONS MAY BE REQUIRED



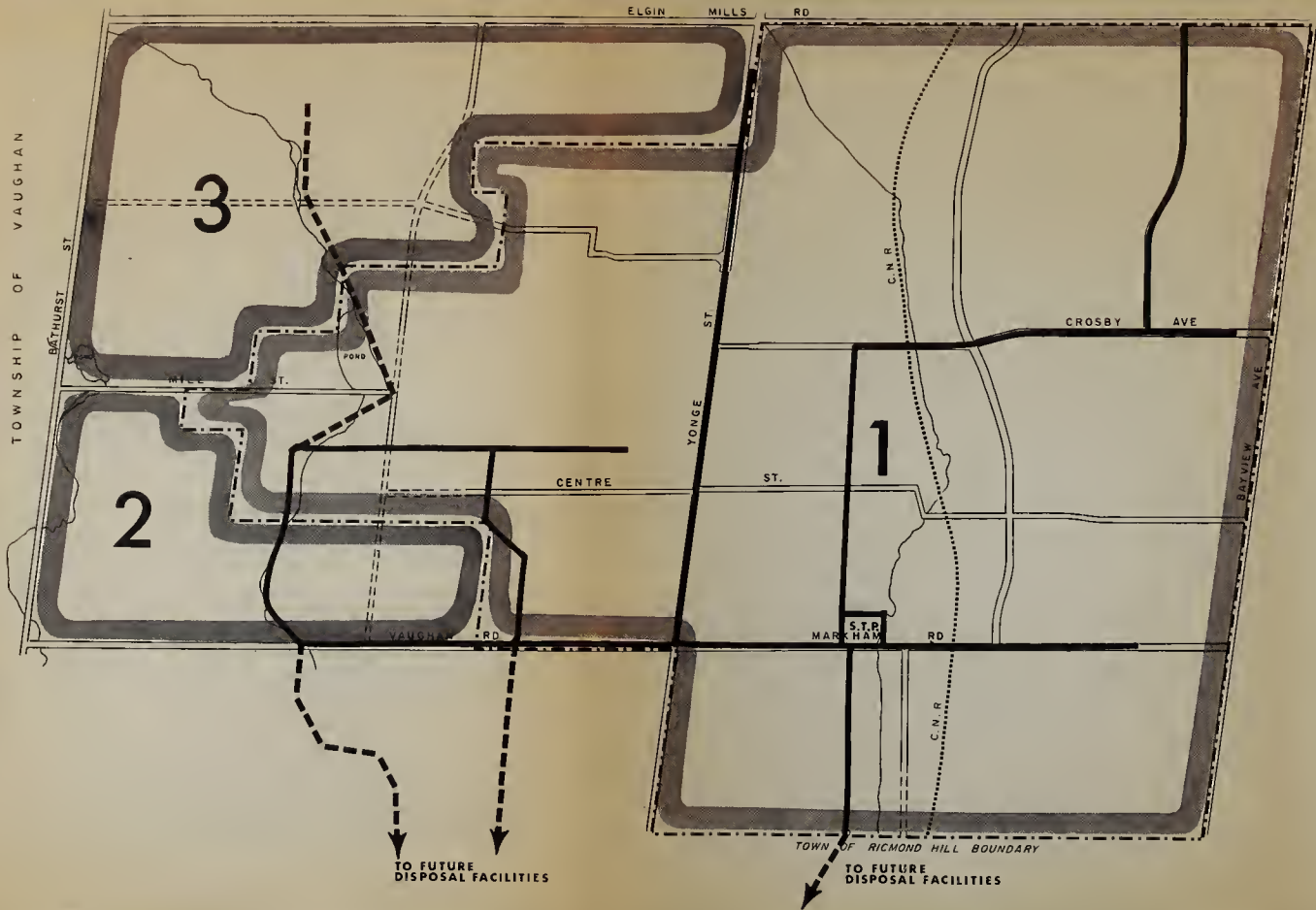
THE OFFICIAL PLAN OF THE  
RICHMOND HILL PLANNING AREA

APPENDIX MAP No 4  
ROADS

PROCTOR, REDFERN, BOUSFIELD & BACON  
CONSULTING ENGINEERS & TOWN PLANNERS  
75 EGLINTON AVENUE EAST, TORONTO 13 TELEPHONE 487-1171

DRAWN	APPROVED	DATE	DRAWING NUMBER
			C-64226-A4





TOWNSHIP OF MARKHAM

# LEGEND

EXISTING

PROPOSED



TRUNK SEWERS



EXISTING SEWAGE TREATMENT PLANT



STAGE BOUNDARY



SCALE 1" = 100'

THE OFFICIAL PLAN OF THE  
RICHMOND HILL PLANNING AREA  
APPENDIX MAP No. 5  
SERVICES & STAGING

PROCTOR, REDFERN, BOUSFIELD & BACON  
CONSULTING ENGINEERS & TOWN PLANNERS  
75 EGLINTON AVENUE EAST TORONTO 12 TELEPHONE 487-1171

DRAWN	APPROVED	DATE	DRAWING NUMBER
			C-64226-A5
















TOWNSHIP OF VAUGHAN

TOWNSHIP OF MARKHAM

# LEGEND

- |   |  |
|---|--|
|  AGRICULTURAL or VACANT  |  INDUSTRIAL                 |
|  RESIDENCE               |  INSTITUTIONAL              |
|  RESIDENTIAL, SEMIS      |  PUBLIC OPEN SPACE          |
|  RESIDENTIAL, PLEXES     |  PRIVATE OPEN SPACE         |
|  RESIDENTIAL, APARTMENTS |  UTILITIES & TRANSPORTATION |
|   |  COMMERCIAL                 |

APPENDIX MAP No 6  
EXISTING LAND USE  
OCTOBER 1965

PREPARED BY THE ROYAL CANADIAN MOUNTED POLICE

N. VENT

31/3/85 0-64226-2





DATE	22/10/68
ISSUED BY	LW
CHECKED BY	LW
ADDENDA	

